

Table 1. General Plan and Zoning Comparison Table

General Plan Land Use Classification	Corresponding Existing Zoning*	Acres	# of Parcels	Max. Floor Area Ratio (FAR)	Max. Density in Units per Gross Acre	Assumed Net-to-Gross Ratio	Maximum Density in Units per Net Acre	Minimum Square Feet of Site Area per Principal Unit	Conditionally Minimum Square Feet of Site Area per Unit	Minimum Lot Size (square feet)	Permitted Density**	Conditionally Permitted Density
Hillside Residential				NA	5	75%	6.7	6,530 sf				
	R-1 One Acre Estate	461	347	NA			1.0 (new lots only)	43,560 sf (new lots only)		43,560 sf (1 acre)	1 unit plus secondary unit	
	R-10	1,210	591	NA			1.7 (new lots only)	25,000 sf (new lots only)		25,000 sf	1 unit plus secondary unit	
	R-20 Low Density	573	1,491	NA			3.6 (new lots only)	12,000 sf (new lots only)		12,000 sf	1 unit plus secondary unit	
	R-30 One-Family	10,955	42,023	NA			8.7 (new lots only)	5,000 sf (new lots only)		5,000 sf	1 unit plus secondary unit	
Detached Unit Residential				NA	11	75%	14.7	2,969 sf				
	R-30 One-Family***	10,955	42,023	NA			8.7 (new lots only)	5,000 sf (new lots only)		5,000 sf	1 unit plus secondary unit	
	R-35 Special One-Family	882	7,024	NA			8.71 (new lots only) 21.78 with CUP	5,000 sf (new lots only)	2,000 sf (max 2 units)	5,000 sf	1 unit plus secondary unit	Lots >4,000 sf: two units
Mixed Housing Type				NA	30	75%	40.0	1,089 sf				
	R-35 Special One-Family***	882	7,024	NA			8.71 (new lots only) 21.78 with CUP	5,000 sf (new lots only)	2,000 sf (max 2 units)	5,000 sf	1 unit plus secondary unit	Lots >4,000 sf: two units
	R-36 Small Lot	592	4,335	NA			10.9 21.8 17.4 with CUP	3,999 sf (lots less than 4,000 sf) 2,000 sf (lots over 4,000 sf, max 2 units)	2,500 sf	5,000 sf	Lots <4,000 sf: 1 unit plus secondary unit. Lots>4,000 sf 2 units	1 unit per 2,500 sf
	R-40 Garden Apartment	1,352	9,930	NA			10.8 21.8 17.4 with CUP	3,999 sf (lots less than 4,000 sf) 2,000 sf (lots over 4,000 sf, max 2 units)	2,500 sf	5,000 sf	Lots <4,000 sf: 1 unit plus secondary unit. Lots>4,000 sf 2 units	1 unit per 2,500 sf
	R-50 Medium Density	4,045	25,610	NA			10.9 21.8 29 with CUP 34 with CUP 31 with CUP 30.8 with CUP	3,999 sf (lots less than 4,000 sf) 2,000 sf (lots over 4,000 sf, max 2 units)	1,500 sf (4,500 sq ft lot) 1,250 sf (5,000 sq ft lot) 1,400 sf (7,000 sq ft lot) 1,416 sf (8,500 sq ft lot) 1,500 sf (10,000 sq ft lot)	4,000 sf	Lots <4,000 sf: 1 unit plus secondary unit. Lots>4,000 sf 2 units	Lots 4,500-4,999 sf: 3 units 5,000-6,999 sf: 4 units 7,000-8,499 sf: 5 units 8,500-9,999 sf: 6 units >10,000 sf: 1 unit/1,500 sf
Urban Residential				NA	125	75%	166.7	261 sf				
	R-60 High Density	293	2,183	NA			54.5 59.9 , 10% bonus 65.3 , 20% bonus	800 sf 727 sf on corner or next to park 667 sf if both	533 sf transfer develop. rights	4,000 sf	1 unit per 800 sf 10% bonus if on a corner or next to a park (20% if both)	50% bonus with transfer of development rights from nearby lots
	R-70 High Density	769	5,650	NA			96.8 106.5 , 10% bonus 116.2 , 20% bonus	450 sf 409 sf on corner or next to park 375 sf if both corner & park	300 sf Transfer develop. rights or more than 4 stories tall	4,000 sf	1 unit per 450 sf 10% bonus if on a corner or next to a park (20% if both)	50% bonus with transfer of development rights from nearby lots or taller than 4 stories
	R-80 High-Rise Apartment	149	1,042	NA			145.2 159.6 , 10% bonus 174.2 , 20% bonus	300 sf 273 sf on corner or next to park 250 sf if both corner & park	200 sf Transfer develop. rights Or more than 4 stories tall	4,000 sf	1 unit per 300 sf 10% bonus if on a corner or next to a park (20% if both)	50% bonus with transfer of development rights from nearby lots or taller than 4 stories

*This table shows existing zones that are intended to correspond to each General Plan land use classification. It does not illustrate actual conditions on the ground where zones other than those shown in the table may be mapped in a particular General Plan land use classification.

**Secondary units are not considered a full unit and therefore are not included in density calculations.

***R-30 and R-35 Zones are repeated because they can fall under two different General Plan Categories.